

**GROWTH MANAGEMENT  
LAND USE and ENVIRONMENTAL**



**Eligible Land Use Compliance  
Certificates (LUCC)  
For the Period:  
04/29/2018 to 05/05/2018**

**Certificate #: TCC180053**

**Parcel Number(s):**

**Zoning District: C-2**

1427202100000

**Description:**

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Type A Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180060**

**Parcel Number(s):**

**Zoning District: AC**

2130200010000

**Description:**

The noted parcel is eligible for use as a portable building display lot for retail sales of sheds, covered carports, etc. However in order to be a retail use and be an allowed use, an on-site structure to conduct the business must be present.

There appears to be an existing 35' wide drainage easement from the adjacent pond to the north to W. Tennessee Street, which contains a 36" storm sewer. Also the addition of significant roof area from the proposed items would trigger stormwater management, since this would be displacing existing green/pervious area.

Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 3 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180061**

**Parcel Number(s):**

**Zoning District: IC**

121725 D0010

121728 A0010

121728 A0020

121728 A0030

**Description:**

The noted property is eligible for the potential development of a 75,000 square foot office building, subject to the following: a.) Concurrency review will be required given that the former concurrency relief agreement is expired; b.) A natural features inventory and an environmental management permit is required; and c.) A Type A Site Plan is required. If deviations are needed from the Tallahassee Land Development Code, a Type B site plan will be required. Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Type A Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180062**

**Parcel Number(s):**

**Zoning District: CU-45**

2125440000040

**Description:**

The noted parcel is eligible to be split at the center of the existing duplex building via the Preliminary Plat process.

If any improvements to the existing structure are needed in order to be consistent with the Florida Building Code then a Building Permit may be required.

This may qualify for a Natural Features Inventory Exemption.

Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Preliminary Plat/Final Plat - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
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**Certificate #: TCC180063**

**Parcel Number(s):**

**Zoning District: RP-1**

111730 DD0040

**Description:**

The noted property is eligible for the potential replatting of the 2 existing lots which would adjust the shared property boundary and allow for the development of 1 new single family residence, subject to the following: a.) The preliminary plat must create lots that are consistent with the RP-1 development standards at Sec. 10-241, TLDC; b.) The proposed single family residences on those lots must be consistent with the setback standards at Sec. 10-241, TLDC; and c.) The proposed lots must meet the requirements at Sec. 9-62(d), TLDC, which states that "Lots created by resubdivision of an existing lot in a recorded or unrecorded residential subdivision zoned residential preservation (RP-1 or RP-2)... shall be no more than ten percent smaller than the median size of all other lots in the subdivision...". Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Preliminary Plat/Final Plat - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 4 School Concurrency Impact Analysis - Contact Leon County School Board at (850) 617-1800.
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**Certificate #: TCC180066**

**Parcel Number(s):**

**Zoning District: CP**

2129202280010

**Description:**

The noted parcel is eligible for the proposed addition of 862 square feet to the existing building creating approximately a total of 2,800 square feet, and the building to be split between two proposed uses, 1,400 square feet of retail and 1400 square feet of restaurant.

This parcel is included in the stormwater operating permit for TOP090975, located on the adjacent west parcel. There appears to be remaining capacity in the underground facility for 1,439 square feet of impervious area capacity for the subject parcel and adjacent parcel 21-29-20-228-0020 combined, based on records (TEM150138).

This may qualify for a Natural Features Inventory Exemption.

Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 4 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180067**

**Parcel Number(s):**

**Zoning District: UV**

2135510001141

2135204290000

2135204300000

2135204310000

**Description:**

The above-referenced parcels are eligible for the potential development of 186 multi-family residential units on 1.86 acres. The property is zoned University Urban Village (UV), which is a design review district, and is also located in the Multi-Modal Transportation District (MMTD), Downtown Overlay, and the Frenchtown/Southside Community Redevelopment Area. Development of the site will be required to meet the development standards of TLDC Sec. 10-205 and the MMTD. Design review and approval will be required for any proposed development. The project narrative states that the proposed project will be seven stories, which exceeds the height allowance of 2-5 stories as noted in Map DT-5. A deviation request as part of a Type B site plan will be required for the additional height. Other applicable codes and ordinances shall apply to the site. Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Type B Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
  - 6 School Concurrency Impact Analysis - Contact Leon County School Board at (850) 617-1800.
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